



CITY OF
SANFORD
FLORIDA

June 20, 2019

Date of Assessment

Why is January 1 Important?

JANUARY 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

Preliminary Values



- ❑ **2019 County Market Value:** \$50.7 billion
- ❑ **2019 County Taxable Value:** \$35.7 billion
- ❑ **Parcels:** 175,209



- ❑ **2019 Sanford Market Value:** \$5.15 billion
- ❑ **2019 Sanford Taxable Value:** \$3.5 billion
- ❑ **Parcels:** 20,466

Preliminary Values: Cities

CITY	2019 PRELIM TAXABLE	% Change 2018 to 2019
Altamonte Springs	3,503,854,841	7.95%
Casselberry	1,641,328,954	7.11%
Lake Mary	2,646,381,812	9.44%
Longwood	1,193,832,226	7.45%
Oviedo	3,035,244,283	9.08%
Sanford	3,452,362,448	9.60%
Winter Springs	2,517,669,920	9.75%



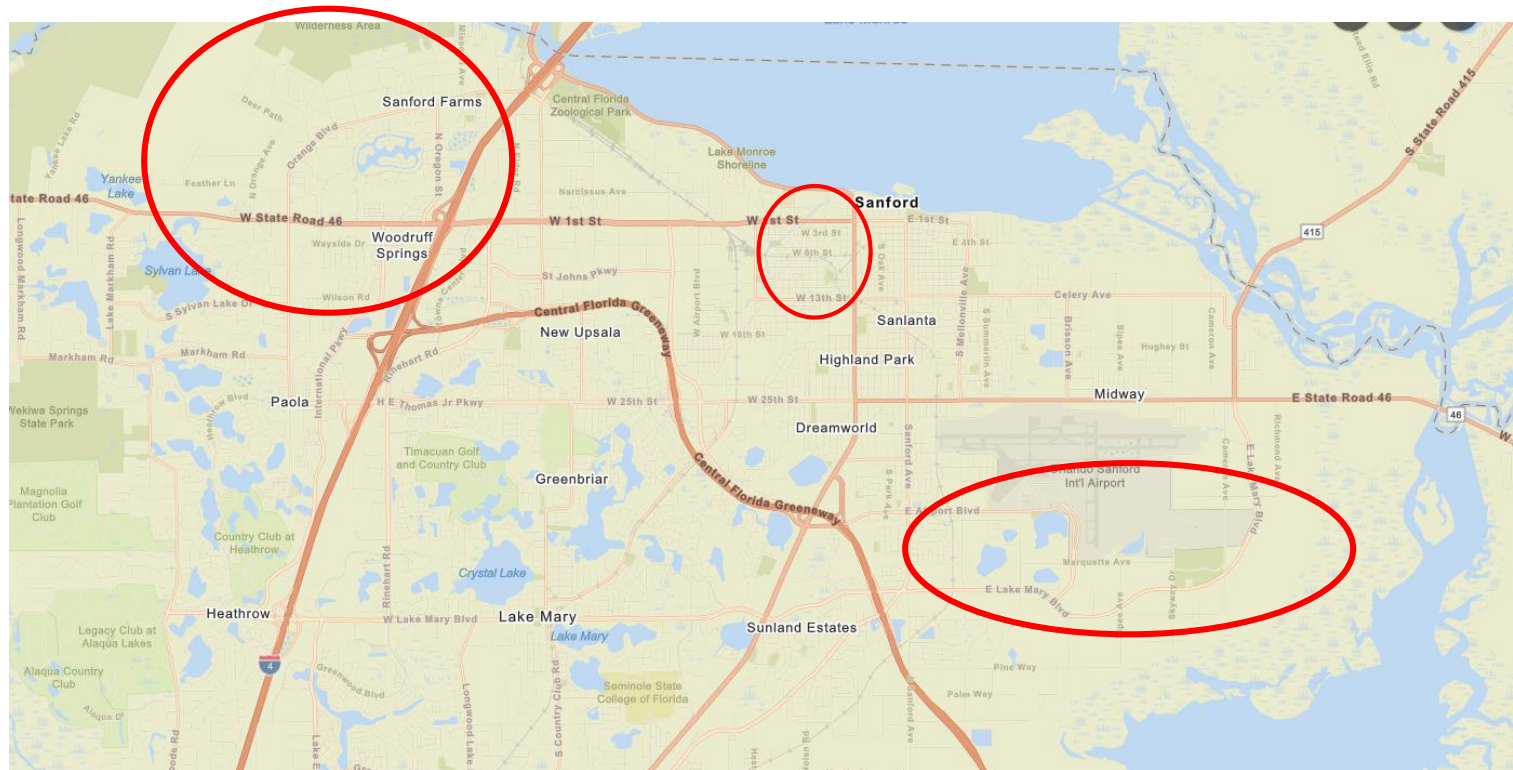
Taxable Value: Sanford

- ❑ **\$297 million Increase Over 2018 in Taxable Value**
- ❑ **\$93.2 million of New Construction**
- ❑ **412 New Houses Added in 2019**
- ❑ **Median Sales Price: \$278,000**



Sanford County Hot Spots

- Northwest Sanford
- Downtown
- Airport



Sanford Sales Volume

Total 2018 Sanford Sales Volume

Residential: \$271 million

Commercial: \$187 million



Commercial vs Residential



Total Value of Tax Roll in Seminole County:

68% Residential

32% Commercial



Total Value of Tax Roll in City of Sanford:

50% Residential

50% Commercial



Commercial vs Residential



	Residential	Commercial
Altamonte Springs	38%	62%
Casselberry	50%	50%
Lake Mary	46%	54%
Longwood	51%	49%
Oviedo	78%	22%
Sanford	50%	50%
Winter Springs	86%	14%

Commercial Market Update

- Commercial Market showing steady improvement in property values that range between 2-15% annual rates on increase



Apartments in Sanford

41 complexes with 6,982 apartment units

1,700 apartment units proposed or under construction



Sales Price Growth

Median Sales Price of Existing Homes

	2015	2016	2017	2018
City of Sanford	\$ 142,500	\$ 155,000	\$ 169,000	\$ 197,000
Seminole County	\$ 240,000	\$ 248,000	\$ 259,000	\$ 283,000



Median Sales Price of NEW Homes

	2018
City of Sanford	\$ 278,000
Seminole County	\$ 382,000



Projections for the Future

- Rate of growth will slow, but not be negative
- Amount of New Construction will continue to increase in all areas of Sanford
- Median sales price for new and existing homes will continue to increase
- Demand for housing will continue to increase, especially work force housing



www.scpafl.org



NEW WEBSITE

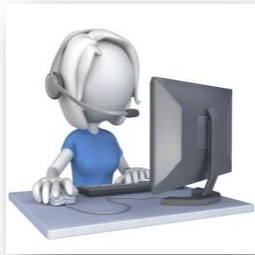
- Detailed Parcel Map
- User friendly interfaces
- Online homestead filing
- Online reporting of homestead fraud
- Information at your fingertips

CONTACT US



Visit Our Website at:

www.scpafl.org



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